

82 HUTCHINSON STREET, BURLEIGH HEADS

SPECIFICATION OF MATERIALS AND FINISHES

1 SUB STRUCTURE AND SLABS

- 1.1 Footings shall be Engineer designed reinforced 20 Mpa concrete.
- 1.2 Slabs on ground shall be Engineer designed 150 mm thick fabric reinforced concrete with a compressive strength of 25 Mpa or 130mm thick concrete with a compressive strength of 32 Mpa.

2 MEZZANINE FLOORS

- 2.1 Engineer designed floor joists with 19mm particle board over.

3 STAIR CASE AND BALUSTRADING

- 3.1 Carpet Grade timber stair built to comply with BCA 3.9.2.1 and Balustrading to comply with AS 1428.1 with handrail complying with AS 1428.1.

4 EXTERNAL WALLS

- 4.1 Generally- fabric reinforced Tilt Panel concrete walls painted externally where facing communal areas.
- 4.2 Stud walling lined with green/ blue board, rendered and painted.

5 ROOF STRUCTURE AND COVERING

- 5.1 Engineer designed structural steel roof and purlins.
- 5.2 Zinalume Monoclad roof sheeting with fibreglass insulation under and isolated translucent acrylic roof panels in selected locations.

6 EXTERNAL WINDOWS AND DOORS

- 6.1 Generally powder-coated aluminium with clear or obscure glass.
- 6.2 Painted doors and frames in selected locations.
- 6.3 Powder-coated entry roller doors to warehouse areas.

7 INTERNAL WINDOWS AND DOORS

7.1 Clear glazed powder coated windows.

7.2 Painted timber doors and frames.

8 INTERNAL WALL FINISHES

8.1 Concrete Tilt Panel walls in warehouse areas.

8.2 Painted walls to the Mezzanine and lunch room areas.

8.3 Tiled skirtings to the WC and wet areas.

8.4 200mm high tiled splash back to the wash hand basin and sink.

9 INTERNAL FLOOR FINISHES

9.1 19mm Particle board to the mezzanine areas.

9.2 Power floated concrete to the warehouse areas.

9.3 Tiling to the WC and wet areas.

9.4 Ceramic tiles to lunch rooms.

10 CEILING AND SOFFIT FINISHES

10.1 Painted plaster board ceilings to mezzanine and lunch areas.

10.2 Painted fibre cement to the mezzanine soffits.

11 SANITARY FIXTURES AND TAPWARE

11.1 Disabled toilet suite where required.

11.2 Disabled basin mixer where required.

11.3 Stainless Steel disabled grab rails where required.

11.4 Vitreous china wall hung basin and waste.

11.5 Bathroom accessories including towel rail and soap dish holders.

12 FITTINGS

12.1 Sink cabinet with drawers and post form top to Lunch rooms.

12.2 Stainless Steel sinks to lunch room cabinets.

13 ELECTRICAL

13.1 Main switchboard assembly for unit development.

13.2 Three phase sub main and board to individual units.

13.3 Telephone main frame for unit development.

13.4 One telephone point per unit.

13.5 General security lighting to units.

13.6 Exit lights to units.

13.7 Double power points to mezzanine and warehouse/ workshop areas.

13.8 Power point and fridge point to sink areas.

13.9 Batten and Fluoro lights to the lunch rooms and the toilet and ablution areas.

13.10 High bay lights to warehouse/ workshop areas.

14 WATER SUPPLY

14.1 Individually metered water supply to units.

14.2 20mm cold water supply to all fittings.

14.3 Instantaneous hot water unit to sinks only.

15 BOUNDARY WALL, FENCING AND FOOT PATH

15.1 Tilt Panel wall to accommodate post box and entry lights.

15.2 Foot path provided along external road boundary.

15.3 Fencing to rear of units 5, 6 and 7 only.

16 OUTBUILDINGS

16.1 Designated undercover bin area.

16.2 Designated bicycle racks.

17 LANDSCAPING

17.1 Landscaping to comply with the Gold Coast City Council requirements and Building Approval.